096.0	0004	0019.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,300 /	844,300
					USE VALUE:	844,300 /	844,300
					ASSESSED:	844,300 /	844,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADAGAN JOHN P JR
Owner 2:	
Owner 3:	
Street 1:	55 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,325 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Clapboard Exterior and 2376 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6325.000	417,500		426,800	844,300
Total Card	0.145	417,500		426,800	844,300
Total Parcel	0.145	417,500		426,800	844,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.35 | /Parcel: 355.3

Legal Description

User Acct 146915

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0019.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,500	0	6,325.	426,800	844,300	844,300	Year End Roll	12/18/2019
2019	101	FV	334,300	0	6,325.	426,800	761,100	761,100	Year End Roll	1/3/2019
2018	101	FV	348,100	0	6,325.	365,900	714,000	714,000	Year End Roll	12/20/2017
2017	101	FV	348,100	0	6,325.	341,500	689,600	689,600	Year End Roll	1/3/2017
2016	101	FV	348,100	0	6,325.	292,700	640,800	640,800	Year End	1/4/2016
2015	101	FV	347,200	0	6,325.	262,200	609,400	609,400	Year End Roll	12/11/2014
2014	101	FV	347,200	0	6,325.	242,700	589,900	589,900	Year End Roll	12/16/2013
2013	101	FV	347,200	0	6,325.	231,400	578,600	578,600		12/13/2012

!7884!

PRINT

Date	Time
12/10/20	22:29:13

LAST REV

Date	Time
10/16/18	10:57:09
apro	
7884	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18255-581		6/1/1987		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	146915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	163	PATRIOT
4/20/2000	Inspected	263	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
1/1/1987		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6325		Sq. Ft.	Site		0	70.	0.96	4									426,824						426,800	

Total AC/HA: 0.14520 | Total SF/SM: 6325 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,824 | Spl Credit | Total: 426,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15480769
Const Adj.:	0.99989998
Adj $ / SQ:	144.337
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522543
Depreciation:	105031
Depreciated Total:	417512

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

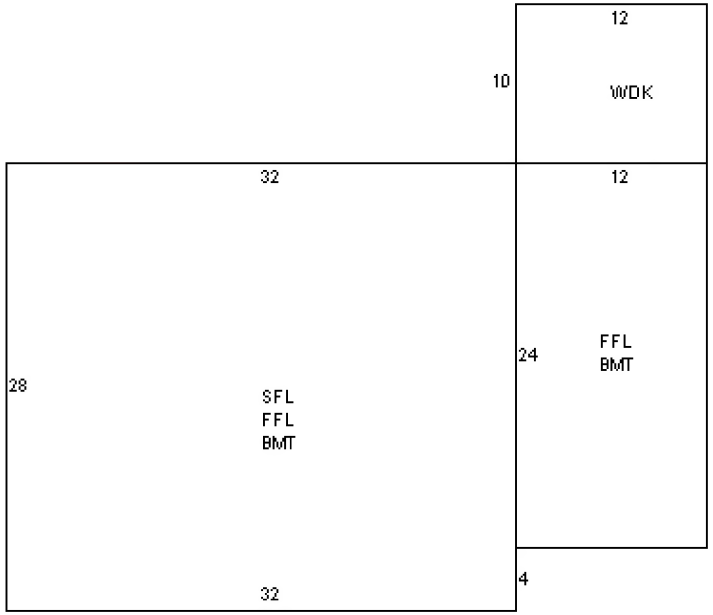
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.77
Special Features:	0	Val/Su Net:	123.37
Final Total:	417500	Val/Su SzAd	200.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	50.340	59,599
FFL	First Floor	1,184	144.340	170,894
SFL	Second Floor	896	144.340	129,326
WDK	Deck	120	14.330	1,720

Net Sketched Area:	3,384			Total:	361,539
Size Ad	2080	Gross Are	3384	FinArea	2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0019.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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